



## LAND ASSET MANAGEMENT AT SUMATERA RIVER BASIN CENTER VII BENGKULU 2021 - 2024

**Ujang Tajudin<sup>1</sup>, Sugeng Suharto<sup>2</sup>, Achmad Aminudin<sup>3</sup>**

<sup>1)</sup> Master of Public Administration, Faculty of Social and Political Sciences, University of Bengkulu

<sup>2)</sup> Department of Public Administration, Faculty of Social and Political Sciences, University of Bengkulu

<sup>3)</sup> Department of Public Administration, Faculty of Social and Political Sciences, University of Bengkulu

### ARTICLE INFORMATION

Accepted: February 22, 2025

Revised: February, 28, 2025

Received: March 2, 2025

Available online: March 7, 2025

### KEYWORDS

**Land Asset Management, BWS Sumatra VII Bengkulu, Regulations, Supervision, Human Resources**

### CORRESPONDENCE

**Master of Public Administration**

THIS IS AN OPEN ACCESS ARTICLE  
BELOW [CC-BY-SA](#) LICENSE



## INTRODUCTION

Land asset management is a process that involves planning, organizing, implementing and monitoring the use of land to achieve certain goals. In Indonesia, land asset management is very important because land is a limited natural resource and has high economic and social value. In the context of the Sumatra VII Bengkulu Regional Hall, land asset management plays a role in supporting

### ABSTRACT

*Land asset management is a process that involves planning, organizing, implementing, and monitoring land use to achieve specific goals. In Indonesia, land asset management plays a crucial role due to the limited availability of land resources and its high economic and social value. This study focuses on land asset management at the Sumatra VII Bengkulu River Basin Center (BWS Sumatra VII Bengkulu), which covers the regions of Lampung, Bengkulu, and Jambi. Land asset management in this area supports infrastructure development, environmental conservation, and the improvement of community welfare.*

*This research employs a qualitative descriptive method by collecting data through interviews with various stakeholders at BWS Sumatra VII Bengkulu. The findings indicate that while land asset management follows applicable regulations, challenges remain in terms of land ownership documentation and human resource management. Additionally, oversight of land asset management is not yet optimal, particularly regarding reporting and budget implementation. Therefore, enhancing human resource capacity through training and improving document archiving systems are essential to ensure more effective land asset management in this region.*

infrastructure development, environmental conservation and improving community welfare. The Sumatra VII Bengkulu River Basin Center covers several provinces in Sumatra, including Lampung, Bengkulu and Jambi.

The Sumatra VII Bengkulu River Region Hall has abundant natural resource potential such as oil palm plantations, rubber and forests. However, challenges in managing land assets arise from conflicts of interest between



various parties such as the government of the Sumatra VII Bengkulu River Region, local communities and private companies. Therefore, an understanding of local geographic and socio-economic conditions is very important in formulating effective management policies.

Here are several reasons why land asset management needs to be done:

1. Optimization of Economic Resources
2. Non-Tax State Revenue (PNBP)
3. Maintenance Cost Savings (Cost Saving)
4. Prevent Misuse of Assets
5. Compliance with Regulations
6. Contribution to Social Justice
7. Synergy between agencies

Land asset management is an interesting topic for several important reasons related to economic value, sustainability and regional development. The following is a detailed explanation of why land asset management is so attractive:

### 1. High Economic Value

Land has characteristics of scarcity and usefulness that make it an asset with high economic value. In the context of urbanization and population growth, demand for land is increasing, while supply remains limited.

### 2. Optimizing Land Use

There is a lot of empty or empty land that is not utilized optimally. Through an analysis of the highest and best use, the

government of the Sumatra VII Bengkulu River Basin Center can determine the most efficient way to utilize the land. English

### 3. Improving the Quality of Community Life

Good management of land assets can improve people's quality of life by providing public spaces, affordable housing and other public facilities. By planning land use strategically, the government of Sumatra River Region VII Bengkulu can create a better environment for its citizens.

### 4. Environmental Sustainability

Land management is also closely related to environmental sustainability issues. By considering aspects such as land conservation and wise use of natural resources, the government of the Sumatra VII Bengkulu River Basin Center can ensure that development does not damage the local ecosystem.

### 5. Transparency and Accountability

Transparent land asset management allows the public to understand how public assets are managed and used. This creates trust between government and society and increases accountability in the use of public resources.



## MATERIALS AND METHODS

The type of research used in this research is descriptive qualitative research. This type of research is descriptive qualitative research, descriptive is an approach in researching the status of a human group, object, condition, system of thought or class of events in the present. Meanwhile, according to Bogdan and Taylor, qualitative is a research procedure that produces descriptive data in the form of written and spoken words from people and observed behavior. (Moleong: 2002).

So a descriptive approach is an approach that describes the status of a phenomenon that occurs with words or sentences, then separates them according to categories to reach conclusions. Meanwhile, according to Satori (2011: 23), qualitative descriptive is a series of activities to obtain data that is as it is without being in more specific conditions, the results of which emphasize meaning. Satori 2011:23)

### Research Aspect

1. Land Asset Management Planning  
Identification and feasibility analysis are carried out to assess the potential use of each land asset. This analysis includes studies on land characteristics, accessibility, existing infrastructure, and the environmental impacts of land use. The results of this analysis help determine the

most appropriate type of use to maximize the benefits of land assets.

2. Land Asset Management Budgeting  
The budgeting process begins with identifying the needs for maintenance, repair, or development of land assets. After that, cost estimates are calculated for each activity that has been identified. A budget plan is then prepared based on these cost estimates and activity priorities. Once completed, the budget plan is submitted for approval by the relevant authorities. The approved budget is then implemented, and its usage is continuously monitored to ensure efficiency and accountability.
3. Supervision of Land Asset Management  
Supervision is carried out through internal audits, which involve checking documents and reports related to land asset management to ensure accuracy and transparency. Additionally, field monitoring is conducted by making direct visits to land asset locations to verify their physical conditions and use. Every activity related to asset management must be reported periodically to the authorities, allowing for necessary follow-up actions if any discrepancies are found.



## RESULTS AND DISCUSSION

Based on an interview with the head of the Sumatra VII Bengkulu River Region, Mr. Mr., the planning carried out for the management of land assets has been carried out based on applicable regulations, namely Government Regulation of the Republic of Indonesia Number 27 of 2014, that in CHAPTER III article 9 paragraph (1) Planning for State/Regional Property Requirements is prepared by taking into account the needs for implementing the duties and functions of Ministries/Institutions/regional work units as well as the availability of existing State/Regional Property. In the management of land assets at the Sumatra VII Bengkulu River Basin Center, the regulations mentioned above have been adopted, namely Standards for Goods and Standards for Requirements (SBSK). He also explained that the form of land asset management at the Sumatra VII Bengkulu River Basin Center is the form of utilization stated in article 27 of the Government Regulation of the Republic of Indonesia Number 27 of 2014 which states that the form of utilization of State/Regional Property is in the form of:

- a. Rent;
- b. Borrow to Use;
- c. Utilization Cooperation;

- d. Build for handover or Build for Handover; or
- e. Cooperation in Providing Infrastructure.

The results of the interview with the head of the General and Administrative Sub-Division of the Sumatra VII Bengkulu River Basin Hall, Mr. DAP, stated that for planning the management of land assets at the Sumatra VII Bengkulu River Basin Hall, it is guided by the Regulation of the Minister of Finance of the Republic of Indonesia Number 150/PMK.06/2014, namely in CHAPTER V Article 7 it is stated that the State Property Needs Plan is drawn up by Property Users guided by:

- a. Strategic Plan -K/L;
- b. Goods Standards; And
- c. Requirement Standards.

According to the water observer from the Sungai Sumatra Region VII Bengkulu, namely Mr. Sbr, he said that land asset management is very interesting and important to discuss because land is very important for life in this world for humans, animals, plants and even water requires land, besides that land is also a natural resource to support development, both short and long term.

From the results of interviews with researchers in the field, it can be concluded that in planning the management of land assets at





the Sumatra VII Bengkulu River Regional Office, there are no obstacles because it is in accordance with applicable regulations.

Finally, land asset management contributes to improving the quality of life of the community. By providing access to decent housing, green open spaces and other public facilities through good spatial planning, the community will directly benefit from effective land management.

Supervision of land asset management is regulated in the Regulation of the Minister of Finance of the Republic of Indonesia Number 207/PMK.06/2021 concerning Supervision and Control of State Property in article 3 paragraph :

- a. Supervision and control of BMN is carried out by:
- b. Property Manager; And
- c. User of Goods.
- d. Property Managers who carry out supervision and control of BMN as intended in paragraph (1) letter a consist of:
- e. Head of Service Office;
- f. Head of Regional Office;
- g. Director; And
- h. Director General.

## CONCLUSION

Based on the research above, the management of land assets belonging to the Sumatra VII Bengkulu River Basin Center has not been running well.

At the time the budgeting or implementation of the budget was still not good, the monitoring of reporting was also not good in the implementation of land asset management at the Sumatra VII Bengkulu River Regional Office, especially human resources.

The obstacle to managing land assets is the lack of complete land ownership documents controlled by the Sumatra River Region VII Bengkulu Hall, so special attention is needed in terms of documents and this must be a concern for policy makers at the Sumatra River Region VII Bengkulu Hall.

Based on the results of research on the management of land assets at the Sumatra River Region VII Bengkulu Center, researchers hope that the management of land assets at the Sumatra River Region VII Bengkulu Center must be improved, especially in archiving documents as well as possible.

It is hoped that every employee who manages land assets at the Sumatra VII Bengkulu River Regional Hall will increase awareness in managing state property on land located at the VII Bengkulu Sumatran River



Regional Hall. To improve human resources, it is necessary to provide education and training as much as possible.

## REFERENCE

### Source data from book:

- As'ad, Moh. 2001, Encyclopedia of Management, Second Edition, Cet I, Bina Aksara, Jakarta. Rajawali Press.
- Arikunto, Suharsimi, Dr, Prof. 2006. Research Procedures A Practical Approach
- Barri Mohammad's. Thesis On Asset Management In Pontianak Food and Agriculture Organization (FAO)
- Mahmudi 2010. Financial Management of the Sumatra VII Bengkulu River Region Hall
- Mokijat 2010. Human Resource Management
- M. A, Moleong, J Lexy, 2002. Qualitative Research Methodology
- M. A, Satori, Djam'an, 2011. Qualitative Research Methodology
- Neuman 2003. Qualitative Social Research Methods and R&D
- Rue, Lesliw, George R, Terry 2009. Basics of Management
- Prastowo, Andi 2011. Quantitative, Qualitative Research Methods in Research Design Perspective
- Siregar, Doli D, 2004. Asset Management (Strategy for Structuring the Concept of National Sustainable Development in the Context of the Head of the VII Bengkulu Sumatra River Region Hall as CEO's in the Era of Globalization and Autonomy of the VII Bengkulu Sumatra River Region Hall). PT Gramedia Pustaka Utama, Jakarta.
- S. P, Hasibuan, Malayu. 2010. Human Resource Management
- Sugiyono, 2013. Quantitative, Qualitative Research Methods in Research Design Perspective

### Source data from regulations:

- Law Number 7 of 2004 concerning Water Resources
- Government Regulation Number 27 of 2014 concerning Management of State Property/Sumatran River Region VII Bengkulu.
- Regulation of the Minister of Public Works and Public Housing Number 20 /PRT/M/20016 concerning the Organization and Work Procedures of the Technical Implementation Unit in the Ministry of Public Works and Public Housing.
- Government Regulation Number 28 of 2020 concerning Amendments to Government Regulation No. 27 of 2014 concerning Management of State Property / Sumatra River Region VII Bengkulu
- Regulation of the Minister of Finance of the Republic of Indonesia Number 150/PMK.06/2014 concerning Planning for State Property Requirements.
- Regulation of the Minister of Finance of the Republic of Indonesia Number 172/PMK.06/2020 concerning Goods Standards and Standards for Requirements for State Property.
- Regulation of the Minister of Finance of the Republic of Indonesia Number 207/PMK.06/2021 concerning Supervision and Control of State Property.